

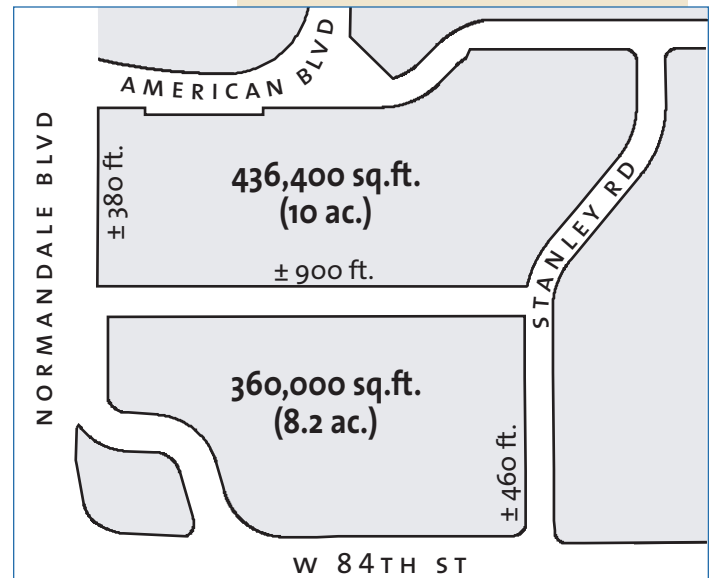
## Appendix C

# INTERNAL CIRCULATION ALTERNATIVES

### Neighborhood Center Circulation Concepts

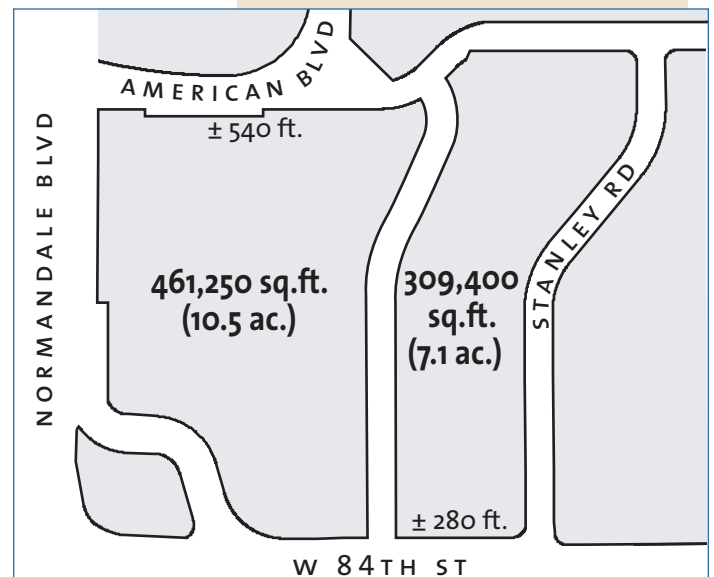
#### Concept 1

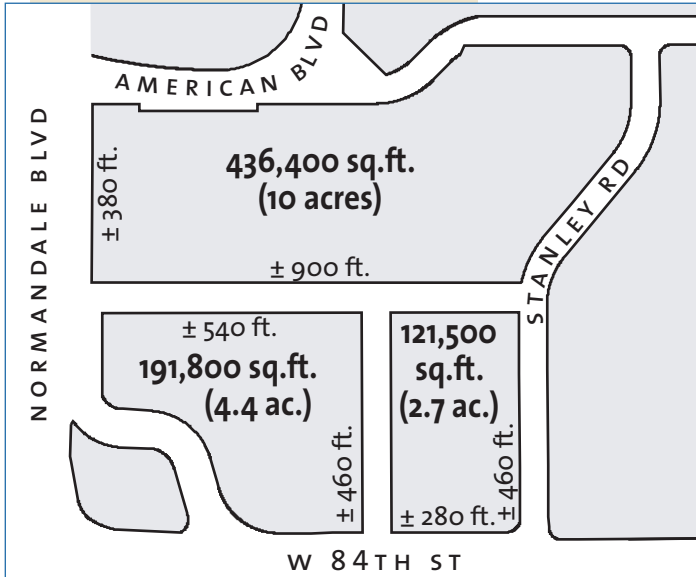
- Includes one primary E-W road through the center of the land area.
- Results in two, relatively large parcels (10 acres and 8.2 acres) with relatively good depth (380 feet and 460 feet).



#### Concept 2

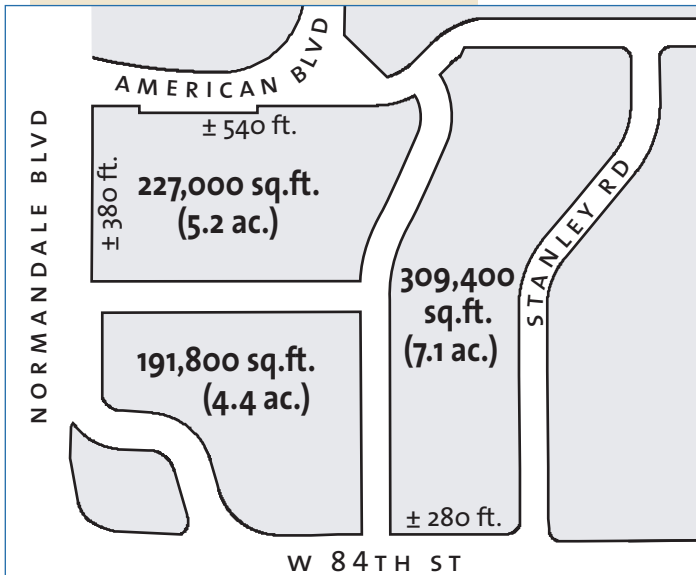
- Includes one primary N-W road through the center of the land area. No through road access to Stanley.
- Results in two, relatively large parcels (10.5 acres and 7.1 acre).
- One parcel is fairly narrow (± 280 feet wide) and will have dual street frontage, including long frontage on Stanley. This will require careful design to minimize "back door" appearance.





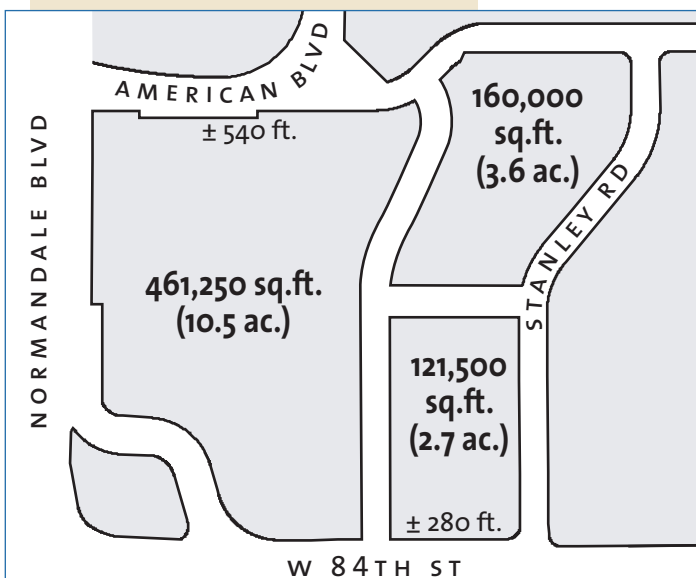
## Concept 3

- Includes central E-W through road with a N-S road extending south from the through road.
- Creates a fairly small parcel (2.7 acres/121,500 sq.ft.), however, this is well within the minimum size for either B-2 or B-4 zoning. (Note: similar in size to The Pointe.) Small size and road frontage on all sides would require careful design to minimize "back door" appearance on any side.
- Provides a range of parcel sizes from 2.7 acres to 4.4 acres and 10 acres (small, medium, large).



## Concept 4

- Includes a central N-S road extending between W. 84 and W. 82nd Streets with a cross road extending to the west, but no through road to access Stanley.
- Creates three medium size parcels of 4.4, 5.2, and 7.1 acres.
- The largest parcel is long and narrow (± 280 ft wide) and will have dual street frontage, including long frontage on Stanley. This will require careful design to minimize "back door" appearance.



## Concept 5

- Includes central N-S through road with a road extending east to connect with Stanley.
- Creates one fairly large parcel (10.5 acres) and two fairly small parcels (2.7 and 3.6 acres).
- The two smaller parcels, while within the minimum size required for the likely zoning (B-2 or B-4), will require careful design to minimize "back door" appearance given street frontage on all sides.